

50 Sunlight Parade, Fishing Point

WARM CHARM & PANORAMIC VIEWS

Proudly positioned on the top of Fishing Point sits this stunning home with panoramic views to the lake and mountain ranges.

The property is finished to a stunning standard that oozes charm from top to bottom with features such as Blackbutt timber flooring, Tasmanian Oak kitchen cabinetry, gorgeous fireplace and vaulted ceilings. All with the most beautiful landscaping surrounding the home; including stunning pool area, irrigated gardens and manicured hedging with sandstone paths and steps throughout featuring custom wrought iron handrailing.

The home boasts big volume with multiple indoor and outdoor entertaining spaces, formal and informal dining, large kitchen with butler's pantry plus a total of 4 bedrooms, 3 bathrooms including the master with ensuite and a self-contained guests quarters with kitchenette, ensuite, laundry and private access.

PROPERTY HIGHLIGHTS

- Lake, mountain or garden views from every room
- Complete privacy
- Large volume home
- Chefs kitchen with butler's pantry and Miele appliances

All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

4 3 2

FOR SALE
\$1,225,000

AGENTS

Lachlan Porter
0435 737 131
lachlan.porter@ljhooker.com.au

Telisha Moffat
0481 157 243
telisha.moffat@ljhooker.com.au

AGENCY

LJ Hooker Lake Macquarie
(02) 4915 3800



- Master suite with ensuite and viewing terrace
- Self contained guest quarters with kitchenette, laundry & ensuite
- Spectacular established landscaping and gardens
- Multiple indoor living areas
- Multiple outdoor living areas
- Towering vaulted ceilings
- Stunning fireplace
- Blackbutt timber flooring
- Home office space
- Level yard perfect for kids and pets
- Air conditioning throughout
- Solar
- Walk to the Lake
- 900m to Balmoral boat ramp
- 1.4km to Rathmines School
- 1.1km to Rathmines Shopping village
- Easy access to M1 for Sydney travel

The information contained herein has been provided by people we believe to be reliable, however all interested parties must rely on their own enquiries.

MORE DETAILS

Property ID	ZARF7Q
Property Type	House
Land Area	779 m2
Including	Ensuite Study Air Conditioning Toilets (3) Courtyard Dishwasher Built-in-Robes Area Views Carpeted Close to Schools Close to Shops Close to Transport Dining room Exhaust

Lachlan Porter 0435 737 131

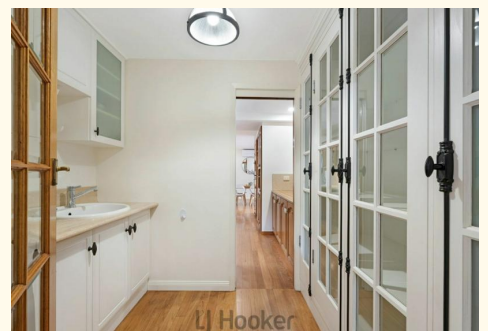
Sales Executive | Independent Contractor |
lachlan.porter@ljhooker.com.au

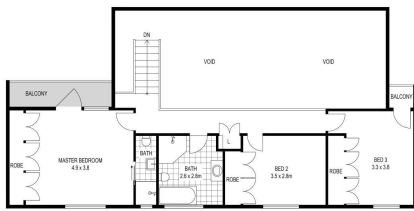
Telisha Moffat 0481 157 243

Sales Associate to Lachlan Porter | telisha.moffat@ljhooker.com.au

LJ Hooker Lake Macquarie (02) 4915 3800

Shop 12, 240-260 Hillsborough Road, WARNERS BAY NSW 2282
lakemacquarie.ljhooker.com.au | warnersbay@ljhooker.com.au





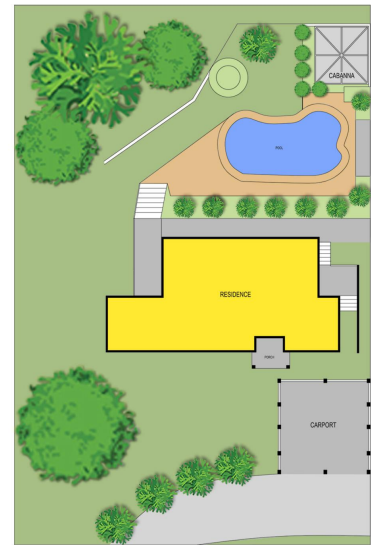
First Floor



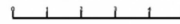
Ground Floor



Lower Floor



LJ Hooker 50 Sunlight Parade,
Fishing Point



Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

LJ Hooker